

Department of Permits, Approval and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 88905

Samuel Adegbenro

2021 N. Rolling Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on April 26, 2011, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for the property located at 2021 N. Rolling Road.

On April 18, 2011, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O'Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Samuel Adegbenro, Respondent and owner of the property and Kathleen O'Donnell, Baltimore County Code Enforcement Officer.

Inspector O'Donnell presented Baltimore County's case, and testified the Respondent did not possess a rental housing license, nor has application been made for same. Respondent conceded he did not have the requisite license, but indicated that prior to the Hearing he was unaware of the need to obtain such a license. Whether or not a citizen is aware of any particular law or regulation is of no moment. The County Code explicitly imposes a rental license obligation, and the Respondent (and every citizen) is charged with knowledge of these legislative enactments.

THEREFORE:

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars). The \$1,000.00 civil penalty will be suspended in its entirety for 30 days. If the Respondent has not obtained the license by May 26, 2011, the \$1,000.00 civil penalty will be automatically imposed without the necessity of a further Order or Hearing. After that date, rental without the required license may result in additional Citations with a civil penalty

ORDERED this 28th day of April 2011

Signed: Original Signed 4/28/11
John Beverungen
Administrative Law Judge

NOTICE TO RESPONDENT: The Respondent is advised that pursuant to §3-6-301(a) of the Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security in the amount of the penalty assessed.

JEB/jaf